Amendment to the Claims:

This listing of claims will replace all prior versions, and listings, of claims in the application:

Listing of Claims:

Claim 1 (Original): A method of detection of fraud in a claim of valuation, such as an appraisal or a mortgage application for purchase, loan, or refinance of a subject real property to be used as collateral for the mortgage, using a computer system, the method comprising the steps of:

maintaining a database of sales prices in the computer system of a plurality of real properties in a geographic area in which the subject real property is located,

obtaining from the computer system valuation history data for the subject property;

obtaining, using the computer system, historical sales data for property in the geographic area in which the subject real property is located,

computing price ratio data using the valuation history for the subject property and the historical sales data for the subject property in the geographic area in which the subject property is located, and

computing a distortion index based on the price ratio data to detect fraud in the mortgage application.

Claim 2 (Original): The method as set forth in claim 1, wherein said mortgage application specifies a requested value of the subject real property and said distortion index is compared to a predetermined allowable distortion index to detect fraud in the mortgage application.

Claim 3 (Original): The method as set forth in claim 1, wherein said valuation history data is obtained by using sales data for the subject property.

Claim 4 (Original): The method as set forth in claim 1, wherein said valuation history data is obtained using an automated valuation model.

Claim 5 (Original): The method as set forth in claim 1, wherein said valuation history data is obtained by using a hybrid of automated valuation models.

Claim 6 (Original): The method as set forth in claim 1, wherein said valuation history data is obtained by using a combination of sales history data for said subject property and an automated valuation model applied to said subject property.

Claim 7 (Original): The method as set forth in claim 1, wherein said historical sales data for property in the geographic area in which the subject real property is located is based on sales of property in the ZIP code in which said subject real property is located.

Claim 8 (Original): The method as set forth in claim 1, wherein said historical sales data for property in the geographic area in which the subject real property is located is based on sales of property in the postal city or situs city in which said subject real property is located.

Claim 9 (Original): The method as set forth in claim 1, wherein said historical sales data for property in the geographic area in which the subject real property is located is based on sales of property in the county in which said subject real property is located.

Claim 10 (Original): A method as set forth in claim 1, wherein said distortion index includes a total distortion index.

Claim 11 (Currently Amended): The method as set forth in claim 11 10, wherein said mortgage application specifies a requested value of the subject real property and said total distortion index is compared to a predetermined allowable total distortion index to detect fraud in the mortgage application.

Claim 12 (Original): A method as set forth in claim 1, wherein said distortion index includes a spatial distortion index.

Claim 13 (Original): The method as set forth in claim 12, wherein said mortgage application specifies a requested value of the subject real property and said spatial distortion index is compared to a predetermined allowable spatial distortion index to detect fraud in the mortgage application.

Claim 14 (Original): A method as set forth in claim 1, wherein said distortion index includes a temporal distortion index.

Claim 15 (Original): The method as set forth in claim 13, wherein said mortgage application specifies a requested value of the subject real property and said temporal distortion index is compared to a predetermined allowable temporal distortion index to detect fraud in the mortgage application.

Claim 16 (Original): A method as set forth in claim 1, wherein said distortion index includes a total distortion index.

Claim 17 (Original): A method as set forth in claim 1, wherein said distortion index includes a spatial distortion index.

Claim 17 (Withdrawn):

Claim 17 second occurrence is hereby withdrawn. ~~A method as set forth in claim 1, wherein said distortion index includes a temporal distortion index.~~

Claim 18 (Original): A method as set forth in claim 1, further including the step of reporting said price ratio data.

Claim 19 (Original): A method as set forth in claim 1, further including the step of reporting said historical sales data.

Claim 20 (Original): A method as set forth in claim 1 wherein said price ratio data is computed arithmetically by subtraction.

Claim 21 (Original): A method as set forth in claim 1 wherein said price ratio data is computed arithmetically by division.

Claim 22 (Original): A method of using a computer system to detect anomalous valuations in a real property transaction involving a subject real property, comprising the steps of:

maintaining in the computer system a database of valuation-generating events for a plurality of real properties in a geographic area in which the subject real property is located,

for said subject property, obtaining a subject property record set including a price of said property and the date thereof for at least one valuation-generating event;

obtaining from the computer system a valuation history data set for said subject property, comprising prices and the dates thereof for a plurality of timepoints;

obtaining, using the computer system, historical sales data for property in the geographic area in which the subject real property is located,

computing price ratio data using the valuation history for the subject property and the historical sales data for the subject property in the geographic area in which the subject property is located, and

computing a distortion index based on the price ratio data to detect an anomalous valuation of the subject real property.

Claim 23 (New): A method of detecting a distorted valuation of a subject property using a computer system, the method comprising the steps of:

accessing a database of historic sales prices for a subject property and of a plurality of properties located in the geographic area of the subject property;

computing price ratio data using the historic sales data of the subject property and the historical sales data of a plurality of properties located in the geographic area of the subject property to detect a distorted valuation of the subject property.

Claim 24 (New): The method as described in claim 23 wherein the distorted valuation of said subject property is detected by computing a distortion index based on said price ratio data.

Claim 25 (New): The method as set forth in claim 23 wherein said distortion index is compared to a predetermined allowable distortion index to determine the distorted valuation of the subject property.

Claim 26 (New): The method as set forth in claim 23, wherein said distorted valuation history data is obtained by using the historic sales data of the subject property and historic data of properties located in the geographic area of the subject property.

Claim 27 (New): The method as set forth in claim 23, wherein said historic sales data is obtained using an automated valuation model.

Claim 28 (New): The method as set forth in claim 23, wherein said distortion index includes a total distortion index.

Claim 29 (New): The method as set forth in claim 23, wherein said distortion index includes a spatial distortion index.

Claim 30 (New): The invention as described in claim 23, wherein said distortion index includes a temporal distortion index.

Claim 31 (New): The method as set forth in claim 30, wherein said temporal distortion index is compared to a predetermined allowable temporal distortion index to detect an unacceptable distorted valuation of the subject property.

Claim 32 (New): The method as set forth in claim 23, further including the step of reporting said price ratio data.

Claim 33 (New): The method as set forth in claim 23, further including the step of reporting said historical sales data.

Claim 34 (New): The method as set forth in claim 23, wherein said price ratio data is computed arithmetically by subtraction.

Claim 35 (New): The method as set forth in claim 23, wherein said price ratio data is computed arithmetically by division.

Claim 36 (New): A digital computer system programmed to perform the steps specified in the method of claim 23.

Claim 37 (New): A computer readable media having stored thereon a plurality of instructions that, when executed by a processor, causes the processor to perform the following steps:

accessing a database of historic sales prices for a subject property and of a plurality of properties located in the geographic area of the subject property;

computing price ratio data using the historic sales data for the subject property and the historical sales data for said plurality of properties located in the geographic area of the subject property; and

computing a distortion index based on the price ratio data to detect the distorted valuation of the subject property.

Claim 38 (New): The invention as described in claim 37 wherein the distorted valuation of said subject property is detected by computing a distortion index based on said price ratio data.

Claim 39 (New): The invention as set forth in claim 37, wherein said distortion index includes a spatial distortion index.

Claim 40 (New): The invention as described in claim 37, wherein said distortion index includes a temporal distortion index.

Claim 41 (New): The invention as described in claim 40, wherein said temporal distortion index is compared to a predetermined allowable temporal index to detect the distorted valuation of the subject property.